

Policy Issues for the Business Park Sub Committee

Westfield's Business Parks' Subcommittee has developed the following general policies for the Town of Westfield's new Comprehensive Plan:

The location of all Parks, regardless of type, will have direct or easy access from US 31, SR 32, SR 38.

Issue for further development

146th Street with non industrial parks

In the event the site is located directly on US 31, SR 32, SR 38, the "frontage" will have enough visual amenities to make the site extremely attractive.

All Park sites within the Township will have:

Easy access for all levels of transportation

Future transportation options (intermodal, wireless, new modes of transportation, etc) will be designed and made available as technology and reuse occurs at the sites.

Accessible or have easy access for the Parks will be from one of the three (3) thoroughfares.

Designed to take full advantage of current and future technologies.

The land uses within the Parks will have the most intensive uses located in the center or interior sections of the Park.

i.e. Open Industrial uses

Physical Amenities

Wide roads

Landscaped

Tree lined

Provide monument amenities at entrances

Perimeter sidewalks

Provide opportunities and commitments for amenities

trails

gathering places

space for active and/or passive activities to address fitness

Business Parks will assist the Town of Westfield in terms of image, commerce and location identification

Parks will be physically attractive,

Functional for all modes of transportation

Especially, large truck traffic

A commitment to safety will be incorporated in the location evaluation, design and construction

i.e. ingress and egress issues

Development and operations effecting the Park's will be in cooperation with current and future Town policies

Current and future policies will be developed in cooperation with all parties

Developers of Park's will stay current with development philosophies of the nation, region and locally in an effort to keep the Parks financial viable

Park's will have a simple design that is fully functional for the environment, abutting and adjacent land uses, is easily navigated and complementary to one another.

- Guidelines will be established to encourage a mix of "Park Appropriate" land uses
- Building materials will balance amenities and "curb appeal" with developers costs and carrying costs
- Superior street appeal,
- Safe for pedestrian and vehicular uses
- Functional and designed for future reuse
- Buildings will be physically located well off all roadways
- Utilities will be installed to maximize functionality, and increase the visual amenities within the parks
 - i.e. bury utilities

Developers guidelines:

- Initial and carrying costs will be recognized when developing policies
- All current and future fees will be justified, defined and easily available with all appropriate alternatives outlined
- All incentive programs will be identified, defined with logical criteria
- Application process for incentive will be user friendly

Enforcement regarding all development standards and ordinances (zoning) affecting Parks will be:

- Equally applied and enforced
 - Time frames for enforcement posted and applied
- All regulations will be clear, concise and functional

Development/Approval issues

- All development and or governmental approvals needed for a Park will be clearly identified, defined and the processes published
- The process and time requirements for each approval needed will be defined
- Options after an approval or denial will be defined and available
- Alternative approval processes will be developed and available
 - One stop for all the Town of Westfield's and other governmental approvals
 - Westfield Redevelopment Commission

Transitional uses between Parks and within Parks will be:

- Buffering standards will be determined to be appropriate, based on internal Park land uses and adjacent zoning and land uses.
 - In the event of a zoning changes on abutting property, the property obtaining the zoning change will be responsible for any new requirements as a result of the zoning change
 - (i.e.) Property abutting or adjacent to an EI/OI site gets down zoned from industry/business to residential
- Reduce physical, visual, olfactory impacts between uses
 - Use objective devices for monitoring
 - Plan for adaptive reuse
- Types of land uses that are compatible for transition with Parks
 - Professional business spaces
 - i.e. research park uses
 - Service Business that do not require customers on site

Professional office space
i.e. administrative in its' general function,
Medical
Esq.
Etc.
Green spaces, water features, open spaces
Recreational uses
To a lesser degree: Apartments, Condominiums and or High density residential

All Parks will be evaluated on their own merit:

Infrastructure will be available on site, or installed with the development
Underground utilities
Water
Sewer
Fiber
technologies
Etc...

Project wide infrastructure opportunities
i.e. shared detention ponds

Trash contained in closed areas, on site

Environmentally Sound –(Examine Indiana code for thresholds and guidelines)
Physically responsible
No pollutants
Light
Chemical
Water
Soil
Smoke
Etc...

Implementation activities:

Infrastructure capacity studies
Determine appropriate sites for high water and sewer users
Frontage and Secondary road capability to accommodate Parks
Cost benefit analysis for renaming roads
US 31 to Meridian Street
SR 32 to Old Westfield Parkway
Evaluate and determine the uses for the Redevelopment Commission as a development and redevelopment tool
One stop approval
Development of guidelines and zoning ordinances for new parks